

EXHIBIT C

Land Use Plan

City of Huntington Beach

General Plan

Figure to be amended to reflect change in City boundary and to reflect land use designations for Sunset Beach per draft Sunset Beach Specific Plan Exhibit 2.1 (see attached)

ATTACHMENT NO.

-a	Auto District Overlay
-d	Design Overlay
-h	Historical Overlay
-mu ()	Mixed Use Overlay (Mixed Use Density)
-pd	Pedestrian Overlay
-rmp	Residential Mobile Home Park Overlay
-sp	Specific Plan Overlay

CAUTION
WHEN USING THIS MAP

Information shown herein is a compilation of information from various sources and is provided as a reference only. The City of Huntington Beach does not guarantee the completeness or accuracy of the information shown herein. It is the user's responsibility to verify all information to their own satisfaction.

FIGURE LU-5
Amended April 2010

Density Code	Permitted Density
F1	0.35
F2	0.50
F2A	0.75
F3	1.0
F4	1.25
F5	1.50
F6	2.0
F7	3.0
F8	1.5 (MU)-0.35 (C)/25 du/ac
F9	1.5 (MU)-0.5 (C)/25 du/ac
F10	1.5 (MU)-1.5 (C)/25 du/ac
F11	2.0 (MU)-2.0(C)/25 du/ac
F12	3.0 (MU)-3.0(C)/30 du/ac
F13	1.5(MU)-1.5(C)/15 du/ac
F14	1.75(MU)-0.2(C)/45 du/ac

For additional development standards, please refer to the Community Subarea Map (Figure LU-6), and the Community District and Subarea Schedule (Table LU-4) of the Land Use Element of the General Plan.

Residential Low Density

Residential Medium Density

Residential Medium High Density

Residential High Density

Commercial

Commercial Regional

Commercial Visitor

Commercial General

Commercial Neighborhood

Commercial Office

Industrial

Mixed Use

Mixed Use Horizontal

Mixed Use Vertical

Conservation

Commercial Recreation

Park

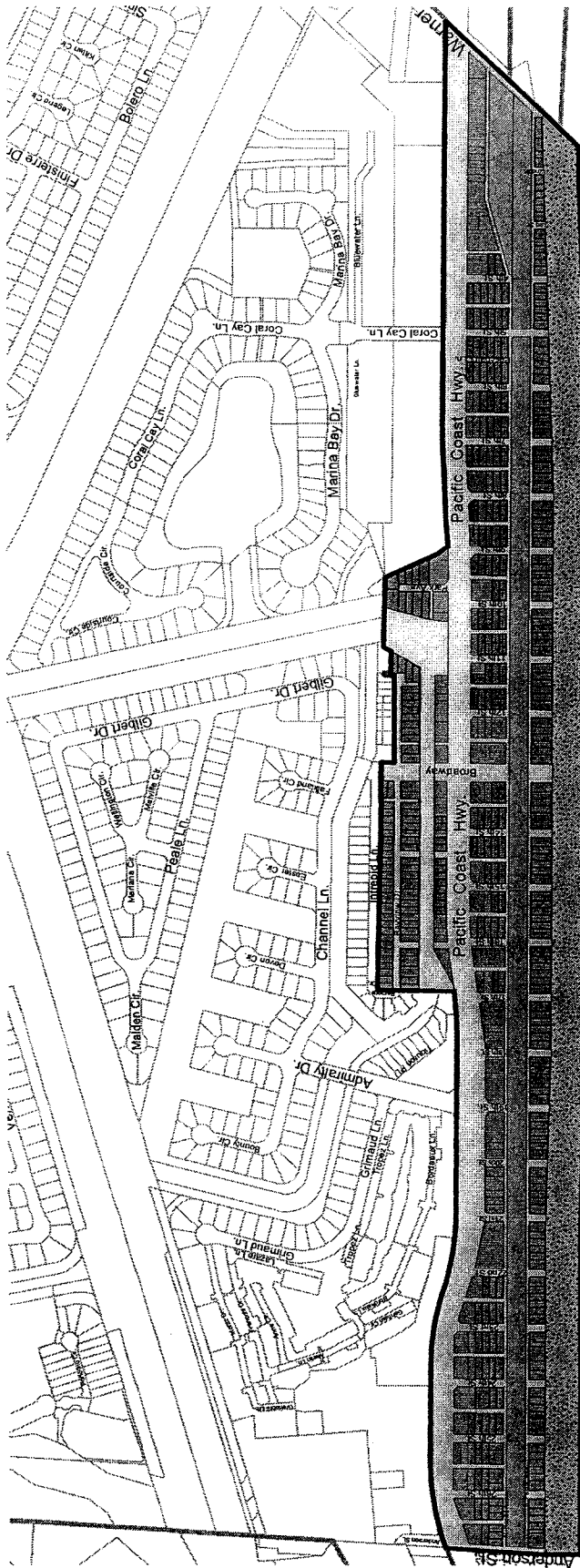
Shore

Water Recreation










Public

School, Hospital, Church (underlying designation)

Right of Ways & Bridges



LEGEND

-  Residential High Density
-  Commercial Visitor - Mixed Use Overlay
-  Public
-  Open Space - Shoreline
-  Open Space - Water Recreation
-  -sp
-  Parcels
-  Right Of Way
-  Huntington Beach Boundary
-  Sunset Beach Boundary

This designation applies to all Land Uses for this area.



CAUTION
UNDESIGNED THIS MAP
MAY BE USED FOR THE PURPOSES OF
APPLYING FOR A PERMIT OR FOR
CONSTRUCTION OF A PROJECT
IT IS NOT A SUBSTITUTE FOR A
PERMIT OR FOR A PROFESSIONAL
ENGINEER'S DESIGN.

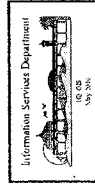


Exhibit 2.1 Land Use Plan

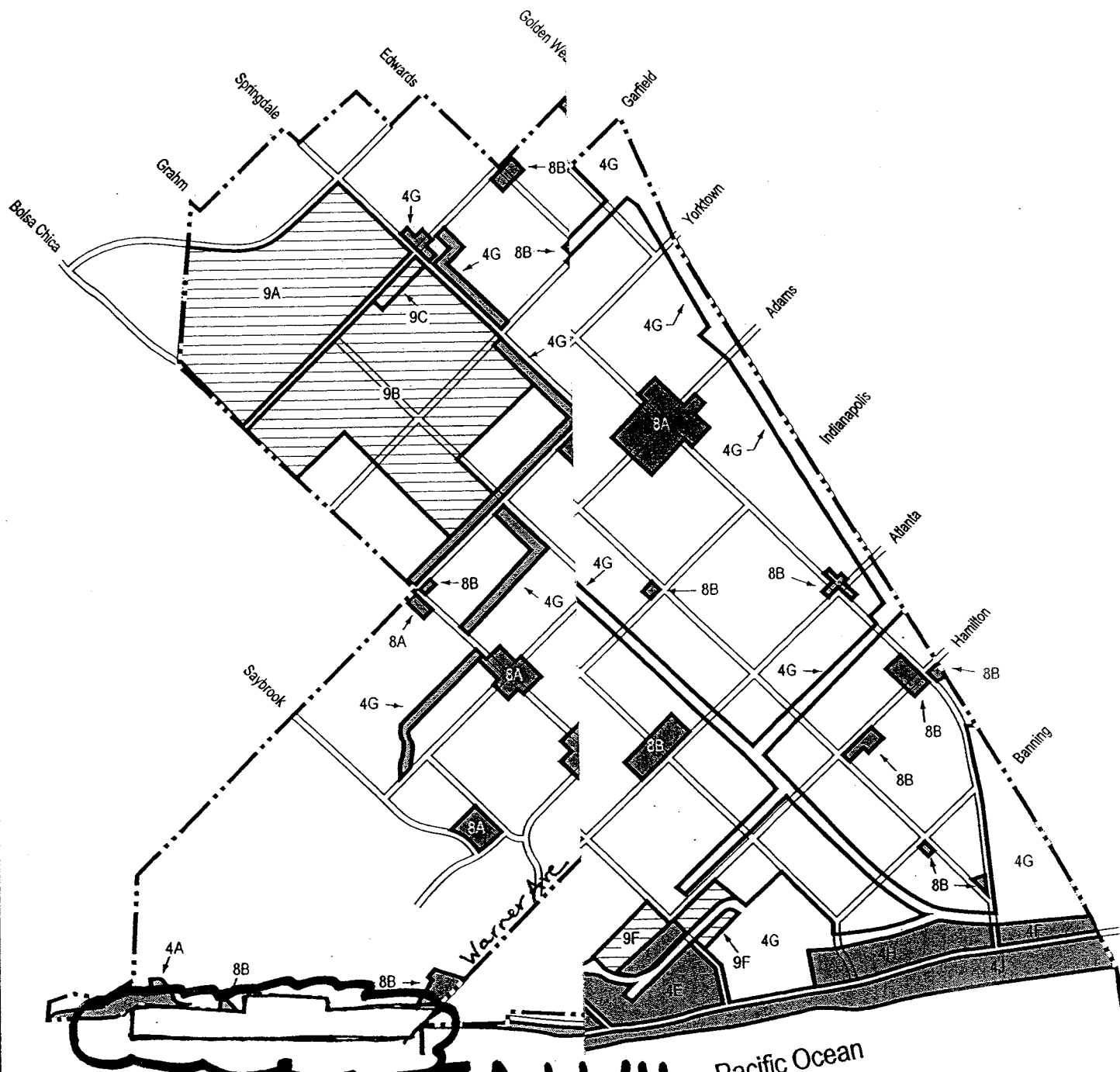
EXHIBIT D

TABLE LU-4 (Cont.)

Community District and Subarea Schedule

Subarea	Characteristic	Standards and Principles
4K	Design and Development	<p>5) within the southern grove ESHA buffer only – a water quality Natural Treatment System may be allowed so long as it is located in an area that is most protective of coastal resources and at least 246 feet from the ESHA.</p> <p>6) In addition to the required ESHA buffer described above, grading shall be prohibited within 500 feet of an occupied raptor nest during the breeding season (considered to be from February 15 through August 31);</p> <p>C. Habitat Management Plan shall be prepared for all areas designated Open Space-Conservation which shall include restoration and enhancement of delineated wetlands, wetland and habitat mitigation, and establishment of appropriate buffers from development.</p> <p>D. Protective Fencing: Protective fencing or barriers shall be installed along any interface with developed areas, to deter human and pet entrance into all restored and preserved wetland and ESHA buffer areas.</p>
4L Sunset Beach	Permitted Uses	Category: Residential High Density (“RH”), Commercial Visitor (“CV”), Shoreline (“OS-S”), Water Recreation (“OS-WR”) and Public (“P”) uses pursuant to the Sunset Beach Specific Plan (SP 17)
	Density/Intensity	Pursuant to the Sunset Beach Specific Plan (SP 17)
	Design and Development	<p>Category: Specific Plan (“-sp”) and Mixed Use (“-mu”)</p> <ul style="list-style-type: none"> • Requires the conformance with a specific or master plan. • Mixed Use Overlay for the CV area for the allowance of residential uses pursuant to the Specific Plan
5 Regional “Core”	Area wide Functional Role	Enhance Huntington Center, the Edinger Corridor, and adjacent properties as a key focal point of regional commerce.
5A Huntington Center	Permitted Uses	<p>Category: Commercial Regional (“CR”)</p> <p>Region-serving commercial uses permitted by the “CR” land use category and mixed-use structures vertically-integrating housing with commercial uses permitted by the “-mu” overlay.</p>
	Density/Intensity	<p>Category: “-F2”</p> <ul style="list-style-type: none"> • Height: four (4) stories
	Design and Development	<p>Category: Mixed Use (-mu) ; Specific Plan (-sp)</p> <ul style="list-style-type: none"> • Require the preparation of and development in conformance with a specific or master plan. • Design and site development as a cohesive and integrated center and as stipulated by Policy LU 10.1.16. • Locate buildings around common courtyards and pedestrian areas. • Locate a portion of development along the Beach Boulevard frontage. • Improve the signage and sense of entry from the Interstate 405 Freeway, Beach Boulevard, and other major access points. • Implement extensive streetscape improvements along the Beach

EXHIBIT E



LEGEND

- | | | | |
|--|---------------|--|--------------------------|
| | City Boundary | | Old Town |
| | Downtown | | PCH Coastal Corridor |
| | Pier | | Regional Commercial Core |

HUNTINGTON BEACH SUB-AREA MAP

City of Huntington Beach General Plan

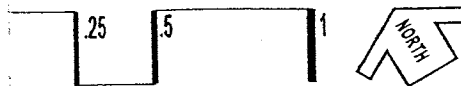
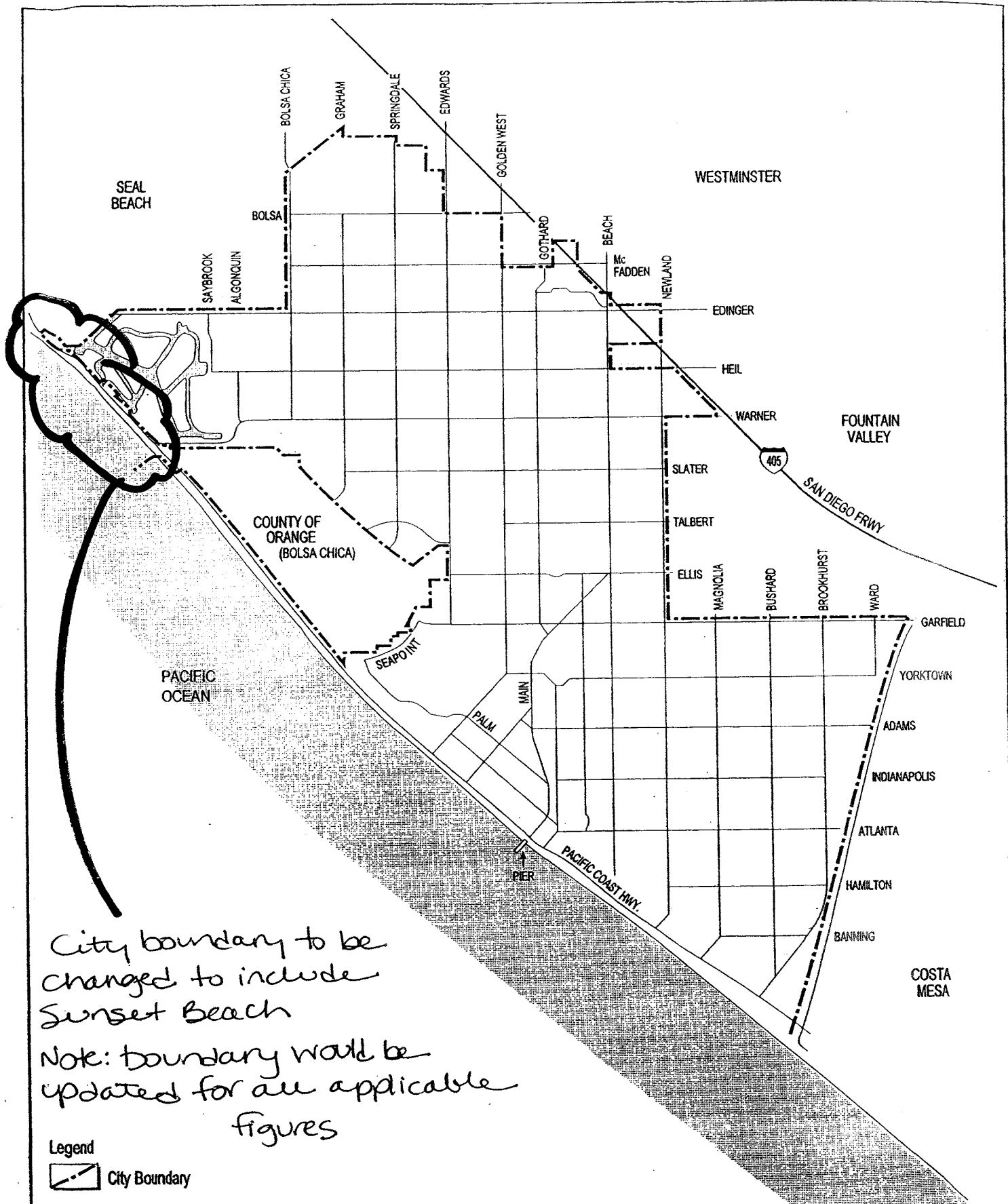


FIGURE LU-6

EXHIBIT F



CITY LIMITS

CITY OF HUNTINGTON BEACH GENERAL PLAN

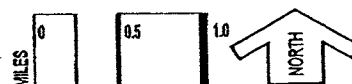


FIGURE I-2

TABLE LU-3

Development "Overlay" Schedule

Land Use "Overlay" Category	Characteristics/Requirements
Specific Plan -sp	Permits underlying land uses and requires that a Specific or Development Plan be formulated for large scale, mixed-use multi-phased development projects which provides greater specificity for land use and infrastructure plans, design and development standards, and phasing/implementation.
Pedestrian District -pd	Permits underlying land uses and requires conformance to land use (restrictions on non-pedestrian active uses) and design standards (e.g., siting of building frontages) to ensure high levels of pedestrian activity along the street frontage.
Historic District -h	Permits re-use of existing historic structures for the underlying land uses.
Residential Mobile Home Park -rmp	Permits the density of a mobile home park, located within a residential low density designation, to exceed the underlying density of seven (7) units per acre. The maximum density of the mobile home park shall not exceed the existing density of the mobile home park.
Mixed Use -mu	Permits the development of residential uses in conjunction with the underlying commercial designation. The overlay permits the development of horizontally or vertically integrated mixed use projects (See LU 11.1.1). The design and density for a mixed use project shall be as shown on the Figure LU 5 in parentheses (See Table LU-2b for more detail) or as set forth in a Specific Plan. If a mixed use project is not proposed, then the density of the underlying commercial designation shall be utilized (I-LU 1, I-LU 13, and I-LU 10).
Automobile District -a	Permits the development of an automobile district in addition to the underlying land uses.
Special Design Standards -d	Permits underlying land uses in accordance with special design standards.

STATUTORY REQUIREMENTS

In addition to the seven mandatory elements, other optional elements may be included within a community's General Plan. Section 65303 of the California Government Code states:

The General Plan may include any other elements or address any other subjects which, in the judgment of the legislative body, relate to the physical development of the county or city.

Huntington Beach's Recreation and Community Services Element is just such an optional element. It is specifically concerned with identifying, maintaining, and enhancing local parks and recreational services and facilities.

Once this is adopted by the City of Huntington Beach, it becomes a component of the General Plan, with the same legal status as the mandatory elements.

TECHNICAL SYNOPSIS

The City of Huntington Beach's recreational opportunities consist of parks, golf courses, and coastal amenities, including ~~nine~~ **approximately 9.5** miles of coastal parks and beaches. This first section summarizes the Technical Background Report's existing conditions discussion. The existing condition summary is followed by the Recreation and Community Services Goals, Objectives, Policies, Implementation Programs, and Implementation Matrix.

A. NON-COASTAL PARKS AND RECREATION

1. Existing Parks and Recreation Facilities

Huntington Beach contains ~~71~~ **75** parks which encompass ~~577.28~~ **758.61** acres. These include ~~six~~ **10** mini parks totaling ~~2.7~~ **4.85** acres, ~~58~~ **52** neighborhood parks totaling ~~157.39~~ **177.54** acres, ~~seven~~ **10** community parks totaling ~~143.28~~ **168.33** acres, and ~~two~~ **three** regional parks (Huntington Central Park, and Blufftop Park and **OC Regional Weider Park**) encompassing ~~274~~ **407.90** acres. Regional facilities adjacent to Huntington Beach include Sunset Aquatic Park in Seal Beach (95 acres/260 boat slips), Mile Square Park in Fountain Valley (632 acres), and Bolsa Chica Ecological Preserve in Orange County (300 acres).

8. Equestrian Trail System

The City maintains approximately two miles of horse trails located in Huntington Central Park. A 25-acre privately developed and maintained equestrian center is available for public use. Riders also utilize trails in the residential area located south of Ellis Avenue between Edwards and Golden West Streets.

The City's Trails Implementation Plan contains the adopted Equestrian Trails Plan which emphasizes equestrian use west of Golden West Street within Huntington Central Park and ultimately extends the trail system into the Bolsa Chica area. The Harriett M. Weider Regional Park is planned to provide pedestrian, equestrian, and bike trails connecting Central Park with Bolsa Chica State Beach (equestrians will not be able to access the beach from this trail).

9. Newland House

The Newland House, located on a bluff near the northeastern corner of Beach Boulevard and Adams Avenue, is the former home of Huntington Beach pioneers William and Mary Newland. Built in 1898, the house and adjacent grounds were restored to preserve the site and are operated and maintained by the Historical Society through a lease agreement with the City. The site also contains public meeting space. For information on the historic significance of the site, please see the Historical Resources Section of the Technical Background Report.

B. COASTAL/RECREATION FACILITIES

1. Municipal Pier

The City of Huntington Beach Municipal Pier is located at the intersection of Main Street and the Pacific Coast Highway and serves as the focal point of the City's downtown area.

The pier's facilities include a lifeguard tower, observation and fishing platforms, bait and tackle stand, "end of the pier" restaurant, and temporary public restrooms. Future facilities will include a snack shop, permanent rest rooms, bait and tackle shop, and pier plaza.

2. Beaches Parks

Huntington Beach contains approximately ~~nine~~ **9.5** miles of shoreline, including the Bolsa Chica and Huntington State Beaches, operated by the California State Department of Parks and Recreation, and the Huntington City Beach **and Sunset Beach**, operated by the City. **The City of Huntington Beach also operates a portion of Bolsa Chica State Beach from the Pier to Seapoint Street.**

The ~~three~~ **four** beaches have an annual visitation rate of ~~fifteen~~ **11** million visitors. These beaches encompass a total of approximately 380 **433.37** acres and provide regional recreational opportunities for sunbathing, swimming, surfing, bodysurfing, and sand volleyball. Fire rings are also available for barbecues and evening campfires. Offshore clam beds and a variety of game fish also attract divers and surf fishermen to the Huntington Beach shoreline. A trail extends the length of this shoreline, allowing for bicycle riding, jogging and walking separated from vehicular traffic. The beaches have been the sites of many national and international surfing contests and are among the best surfing areas on the West Coast.

Huntington Harbour contains four small beaches. Two beaches are located at the Huntington Harbour entrances to Davenport and Humboldt Islands and two beaches are adjacent to Trinidad and Seabridge parks. **Sunset Beach contains one small beach at 11th Street and Pacific Coast Highway.**

a. Recreational Vehicle (RV) Camping

The Sunset Vista Camper Facility, located on Pacific Coast Highway in the Huntington City beach parking lot at Lake Street, is a City-operated recreational vehicle camping site offering 150 spaces from September 15 through May 31.

In addition, the State Department of Parks and Recreation allocates 100 spaces for camping at the Bolsa Chica State Beach. The spaces are available year-round, with a maximum two-week stay. The City beach also offers a similar program for en route RV camping between June 1 and September 14.

b. Huntington Harbour

Huntington Harbour is a ~~680~~ **860** -acre residential development oriented around a network of manmade channels located in the northwest corner of the City. The waterways provide significant opportunities for boating which is the major recreational use of the area. The City operates three boat slips for public use. Public access to the channels is provided in several areas where boats can be rented, such as the City-operated public boat ramp located adjacent to the Warner Fire Station at Warner Avenue and Pacific Coast Highway. An additional boat ramp is located at the Sunset Aquatic Park in Seal Beach. The City also operates Percy Dock across the harbor from Warner Dock; the Percy Dock includes a parking lot and a dock but does not include a ramp.

C. FUTURE RECREATIONAL NEEDS

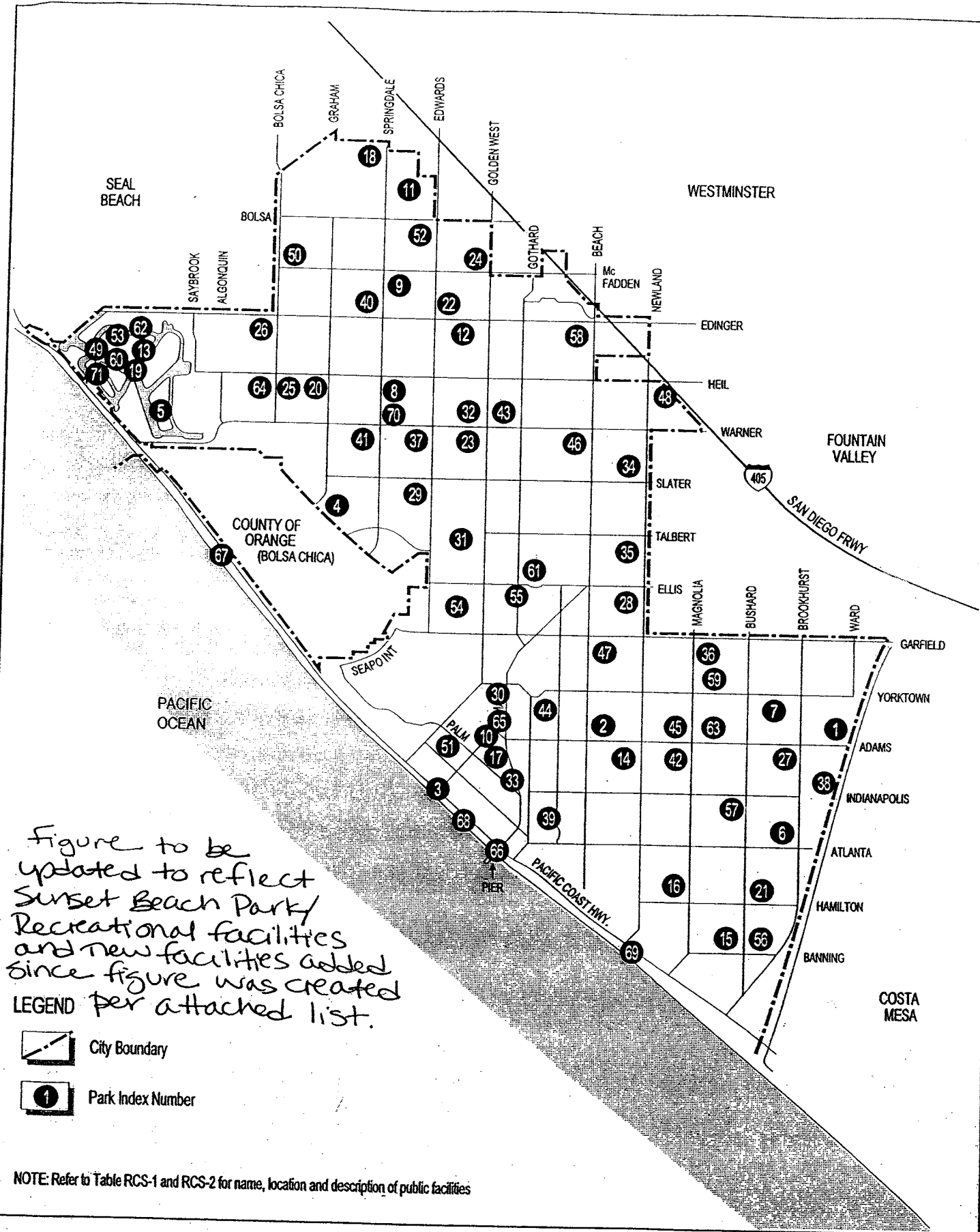
The City has set its park standard at five acres per 1,000 people. ~~The 1990 census indicates that the City of Huntington Beach's population is 181,519.~~ **The City's population is 204,784, based on the January 2010 estimate from the State Department of Finance for Huntington Beach and an estimate of 1,300 for the Sunset Beach community.** Based on the 1990 **2010** population and the City's standard, the City should have a total of 907 **1,023.92** acres of parkland in 1992 **2010**. City parks encompass approximately 576 **859.12** acres, **including the City-owned public golf course** and the ~~three City beaches~~ parks encompass approximately 380 **207.99** acres. Therefore, the City contains 956 **1,067.11** acres of parkland, which exceeds the defined standard.

Under the Quimby Act, in-lieu funds can be used for park renovation, acquisition, and development. Recreation programs are funded through service fees and by the general fund.

Many of the local school sites provide recreational amenities and facilities to the surrounding neighborhoods, including youth sports fields. Recent population trends and budget constraints have led to school closures. Some school districts have sold or are contemplating selling the closed school sites for residential or other development. Since the schools provide recreation sites, their closure and potential future development could remove the public recreational amenity from the neighborhood. The city of Huntington Beach should assess and determine the value of acquiring the sites or portion of the sites for public use.

ISSUES

1. The impact of growth on recreation and park facilities needs to be assessed and accommodated (*RCS 2.1.1, RCS 3.1.1, RCS 3.1.5, and RCS 5.1.2*).
2. Closed school facilities should be evaluated as to whether the need exists to utilize a portion of each site for a neighborhood park and/or youth services (*RCS 1.1.7 and RCS 5.1.1*).
3. Adequacy of recreation programs and available park acreage should be periodically assessed to ensure adequacy (*RCS 1.1.2, RCS 2.1.1, RCS 2.1.4, and RCS 4.1.2*).
4. Parks which feature areas of natural environment should be provided (*RCS 1.1.2*).
5. Adequate funding for park and beach maintenance and renovation should be maintained to ensure park usability (*RCS 2.1.2, RCS 2.1.3, RCS 6.1.2, and RCS 7.1.1*).
6. Quimby Act in-lieu fees and alternative funding methods for park development and renovation should be periodically evaluated (*RCS 8.1.1 and RCS 8.1.6*).
7. The City should assess the impact of increases in the population or demand for community center services and should plan accordingly (*RCS 2.1.1 and RCS 3.1.1*).
8. The aging of the general population and increases in the senior population will increase demand for senior services. The City should assess possibilities for building a new multi purpose Senior Center and incorporate the Outreach Center to meet increased demands (*RCS 1.1.1, RCS 3.1.2, and RCS 3.1.5*).
9. The City is required to devise an implementation plan addressing the Americans with Disabilities Act of 1992 (*RCS 1.1.1, RCS 3.1.6, and RCS 4.1.3*).
10. All designated park lands need to be preserved with proper land use designation (*RCS 2.1.1, RCS 3.1.3, and LU 7.1.1*).



PARK / RECREATIONAL FACILITIES

CITY OF HUNTINGTON BEACH GENERAL PLAN

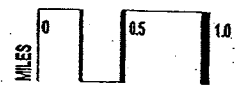


FIGURE RCS-1

	Map Location (see Figure RCS-1)	Acres	Activities Building	Barbeque or Fire Rings	Basketball	Beach	Bicycle Path	Camping	Child Play Area (Tot Lot)	Community or Recreation Center	Equestrian Trails	Fishing	Frisbee Golf Course	Gymnasium	Horseshoes	Lake	Nature Center	Newland House / Barn	Open Play Area (Grass)	Picnic Tables	Racquet Ball / Handball	Shuffleboard	Skateboard Park	Softball Diamonds	Swimming Pool	Tennis	Viewpoint	Volleyball
Arealos Park	1	3							●										●									
Bartlett Par	2	30	●															●										
Blufftop Park	3	20					●													●							●	
Bolsa View Park	4	3			●				●										●	●								●
Booster Park	5	1							●										●									
Burke Park	6	2.5							●										●									●
Bushard Park	7	2.5							●										●									
Chris Carr Park	8	11							●			●				●			●	●								
Circle View Park	9	2							●										●									
City Gym & Pool (Dwyer)	10	0.5	●		●									●											●			●
Clegg / Stacy Park	11	3							●										●									
College View Park	12	3							●										●									●
Conrad Park	13	3							●										●	●								●
Drew Park	14	2.5			●				●										●	●								●
Eader Park	15	2.5	●						●										●									
Edison Community Center	16	40	●	●	●				●	●					●				●	●	●	●		●		●		●
Farquhar Park	17	3							●										●	●								
Franklin Park	18	2							●										●	●								
French Park	19	.3								●									●									
Gibbs Park	20	5							●									●		●								
Gisler Park	21	11							●										●									
Glen View Park	22	3							●										●	●								
Golden View Park	23	2.5							●										●	●								●
Greer Park	24	15.5			●				●							●			●	●					●			
Harbour View Park	25	3.5	●		●				●										●	●								
Haven View Park	26	3							●										●	●								●
Hawes Park	27	2.5							●										●									
Helme Park	28	2			●				●										●	●								
Hope View Park	29	3							●										●									
Huntington Central Park	30	370		●			●	●	●		●	●	●		●	●	●	●	●	●							●	
Itby Park	31	5							●										●									
Lake Park	32	5	●						●						●				●	●								
Lake View Park	33	3	●						●										●	●								
Lambert Park	34	5.5																	●									

	Map Location (see Figure RCS-1)		Acres	Activities Building	Barbeque or Fire Rings	Basketball	Beach	Bicycle Path	Camping	Child Play Area (Tot Lot)	Community or Recreation Center	Equestrian Trails	Fishing	Frisbee Golf Course	Gymnasium	Horseshoes	Lake	Nature Center	Newland House / Barn	Open Play Area (Grass)	Picnic Tables	Racquet Ball / Handball	Shuffleboard	Stateboard Park	Softball Diamonds	Swimming Pool	Tennis	Viewpoint	Volleyball
Langenbeck Park	36	18				•				•										•	•								•
Lark View Park	37	3								•										•	•								•
Le Bard Park	38	5								•										•	•								•
Manning Park	39	2.5				•				•										•	•						•		
Marina Park	40	11		•		•				•										•	•						•		•
Marine View Park	41	3								•										•	•	•			•		•		
Moffet Park	42	2.5								•										•	•						•		
Murdy Park	43	15	•	•		•				•	•					•				•	•								•
McCallen Park (Boys & Girls Club)	44	5.5	•			•				•	•									•	•		•	•		•			•
Newland Park	45	3								•				•						•	•				•				
Oak View Center Park	46	1.6	•			•				•	•									•	•								
Perry Park	47	2								•										•	•								•
Pleasant View Park	48	2								•										•	•								
Prince Park	49	0.2								•			•							•	•								
Robinwood Park	50	2								•										•	•								
Rodgers Seniors' Center	51	2	•							•	•									•	•								
Schroeder Park	52	2.5								•										•	•								
Seabridge Park	53	4.5				•				•										•	•								
Seacliff Park #1	54	.5								•										•	•								•
Seacliff Park #2	55	.5								•										•	•								
Seeley Park	56	3.5			•					•										•	•								
Sowers Park	57	2.5								•										•	•								
Sun View Park	58	2.5								•										•	•								
Tabert Park	59	5.5								•										•	•								
Tarbox Park	60	0.5								•										•	•								
Terry Park	61	.5	•		•					•										•	•								
Trinidad Beach Park	62	.5				•				•										•	•								
Wardlow Park	63	2.5								•										•	•								
Wieder Park	64	.5			•					•										•	•								
Worthy Community Park	65	12			•					•										•	•								
Municipal Pier	66	NA											•							•	•			•					
Bolsa Chica State Beach	67	NA		•		•	•	•												•	•						•		
Huntington City Beach	68	NA		•	•	•	•	•												•	•								
Huntington Beach State Park	69	100		•		•	•	•												•	•								•
Meadowlark Golf Course	70	NA																								•			
Huntington Harbour	71	NA																											

CITY PARKS AND
RECREATIONAL FACILITIES (page 2 of 2)

CITY OF HUNTINGTON BEACH GENERAL PLAN

Table to be updated
to reflect new facilities
and updated acreage
numbers per attached list

TABLE RCS-1

Updated Park/Open Space Inventory, August 2010

	Park Name	Park Type	Acreage	Address
1	Arevalos	N	2.58	10441 Shalom Dr
2	Baca	C	14.35	7329 Sherwood Dr
3	Bailey (formerly Seacliff #1)	M	0.59	6782 Morning Tide Dr
4	Banning/Magnolia	N	1.18	SEC Banning & Magnolia
5	Bartlett	C	27.73	19822 Beach Blvd
6	Bauer	N	2.04	21401 Newland St
7	Bluff Top	R	19.66	2201 Pacific Coast Hwy
8	Bolsa View	N	2.70	5653 Brighton Dr
9	Booster	M	0.85	16861 Baruna Ln
10	Burke	N	2.50	20701 Queens Park Ln
11	Bushard	N	2.38	9691 Warburton Dr
12	Carr	C	10.72	16532 Springdale St
13	Circle View	N	2.31	15720 Willet Ln
14	Clegg-Stacey	N	2.80	6161 Larchwood Dr
15	College View	N	2.70	16281 Redlands Ln
16	Conrad	N	2.71	3612 Aquarius Dr
17	Davenport Beach****	M	0.46	4031 Davenport Dr
18	Discovery Well	N	6.60	6720 Summit Dr
19	Drew	N	2.28	20252 Cape Cottage Ln
20	Eader	N	2.68	9281 Banning Ave
21	Edison	C	39.69	21377 Magnolia St
22	Farquhar	N	3.52	951 Main St
23	Finley (formerly Seacliff #2)	M	0.56	6782 Evening Hill Dr
24	Franklin	N	1.52	5760 Sands Dr
25	French****	M	0.33	3482 Venture Dr
26	Gibbs	N	6.83	16641 Graham St
27	Gisler	C	11.67	21215 Strathmoor Ln
28	Glen View	N	3.02	6721 Glen Dr
29	Golden View	N	2.81	17201 Cobra Ln
30	Green	N	4.04	18751 Seagate Dr
31	Greer	C	10.44	6900 McFadden Ave
32	Harbour View	N	4.02	16600 Saybrook Ln
33	Haven View	N	2.95	16041 Waikiki Ln
34	Hawes	N	2.68	9731 Verdant Dr
35	Helme	N	2.02	18591 Chapel Ln
36	Hope View	N	3.61	6371 Armada Dr
37	Humboldt Beach****	M	0.48	4141 Humboldt Dr
38	Huntington Central	R	343.24	18002 Goldenwest St
39	Irby	N	10.91	6770 Ruth Dr
40	Lake	N	4.75	1035 11th St
41	Lake View	N	2.16	17461 Zeider Ln
42	Lamb	N	2.60	10151 Yorktown Ave
43	Lambert	N	3.50	18321 Newland St
44	Langenbeck	C	17.02	8721 Suncoral Dr
45	Lark View	N	3.65	17141 Fraser Ln
46	LeBard	N	4.99	20461 Cramer Ln
47	Manning	N	2.46	307 Delaware St
48	Marina	C	9.34	5562 Cross Dr
49	Marine View	N	2.96	17442 Frans Ln
50	McCallen	N	5.84	2309 Delaware St
51	Moffett	N	2.38	20400 Meander Ln
52	Murdy	C	16.04	7000 Norma Dr
53	Newland	N	2.94	19702 Topeka Ln
54	Oak View	N	1.31	17261 Oak Ln
55	Orange County Regional Park (Wieder)*	R	45.01	19251 Seapoint St

	Park Name	Park Type	Acreage	Address
56	Pattinson	N	3.51	6200 Palm Ave
57	Perry	N	1.88	8152 Deauville Dr
58	Pleasant View	N	2.17	16650 Landau Ln
59	Prince	M	0.22	3282 Venture Dr
60	Robinwood	N	1.41	5180 McFadden Ave
61	Schroeder	N	2.37	6231 Cornell Dr
62	Seabridge	N	3.91	16252 Countess Dr
63	Seeley	N	3.37	9711 Surfcrest Dr
64	Sowers	N	2.65	9272 Indianapolis St
65	Sunset Beach Greenbelt***	N	6.41	btwn. S. & N. Pacific Aves.
66	Sun View	N	2.45	16192 Sher Ln
67	Talbert	N	5.44	19222 Magnolia St
68	Tarbox	M	0.44	16601 Wellington Cir
69	Terry	N	4.81	7701 Taylor Dr
70	Triangle Park	N	1.11	525 Main St.
71	Trinidad****	M	0.75	3601 Sagamore Dr
72	Wardlow	N	8.36	19761 Magnolia St
73	Wieder	N	4.80	16662 Lynn Ln
74	Worthy	C	11.33	1831 17th St
75	11th Street Beach****	M	0.17	11th St. and PCH
	Park Acreage Total		758.61	
	City Gym & Pool		0.50	1600 Palm Ave
	Rodgers Senior Center		2.01	1706 Orange Ave
	Beach Acreage**		207.99	
	Meadowlark Golf Course		98.00	
	Total Park/Open Space Acreage Total		1067.11	
	*Only includes park acreage within city limits			
	**Includes beach area from Beach Blvd to Seapoint St. , and Sunset Beach			
	***Acreage excludes parking area			
	****Beach Park			
	Bold text for individual parks indicates addition to park inventory list since GP adoption in 1996.			

c. Water Storage

The water storage system consists of Overmyer Reservoir and the Peck Reservoir, both located within the City. Peck Reservoir's capacity is 16 million gallons and Overmyer Reservoir has a capacity of 23 million gallons. The reservoirs store both groundwater and imported water. The reservoirs fill with water at night and empty during the day. Presently, the storage facilities are inadequate to serve the water demands of the City. Policies contained in the 1995 Water Master Plan will address these inadequacies.

d. Water Booster Facilities

Booster facilities pump water from reservoir storage into the water distribution system when normal water pressures are insufficient. At present, booster facilities are inadequate to maintain water pressure levels. Policies contained in the 1995 Water Master Plan will address these inadequacies.

e. Water Distribution System

The local distribution system consists of approximately 480 miles of water lines ranging in size from 2 to 42 inch diameter pipes. Huntington Beach has an emergency service agreement with the cities of Fountain Valley, Seal Beach, and Westminster to receive water during a disaster. The existing system is inadequate, but with policies contained in the 1995 Water Master Plan, these inadequacies will be addressed.

2. Improvements

The 1995 Water Master Plan analyzes demands and impacts of surrounding communities such as Sunset Beach and Surfside on the City's system, as well as the anticipated impact of future developments such as the Bolsa Chica. The Huntington Beach's Water Department currently supplies or may supply water to these areas.

The Master Plan identifies the following improvements which the Water Department is in the process of requesting approval from the City Council to fund and construct:

- a. Three new underground water wells.
- b. 43 million gallons of water storage that has been designed but the site has yet to be determined.
- c. The City will participate in the Orange County Water District's Green Acres Project. The Green Acres Project is a treated reclaimed water project which will be used for landscape irrigation. The reclaimed water distribution line location will be determined by the Orange County Water District; anticipated start up date is 1997.

B. SANITATION TREATMENT AND SEWERAGE

The Sanitation Treatment and Sewerage services for the City of Huntington Beach are provided by ~~two~~ **three** entities: The Orange County Sanitation District (OCSD), and the City of Huntington Beach Public Works Department, ~~Engineering Division~~ **and the Sunset Beach Sanitary District**. Currently, 98 percent of the City is connected to the sewer system. The remaining two percent utilizes septic tanks and is scattered throughout the City. These areas are under no pressure to convert from septic tanks to the sewer system at this time.

1. Orange County Wastewater Treatment

The two wastewater treatment plants serving the City of Huntington Beach perform primary and secondary treatment procedures. Plant #1 is designed to treat the wastewater generated by neighboring cities and the northern portion of the City. Operators in Plant #1 determine whether it has the capacity to treat the directed wastewater or if the wastewater should be transported to Plant #2. Plant #2 treats most of the City's sewage. The following table describes the characteristics of the two plants:

	Current Operating Capacity	Existing Operations	Planned Improvements
Plant #1	60 Primary MGD 60 Secondary MGD	50 Primary MGD	Additional 60 Primary MGD
Plant #2	200 Primary MGD 95 Secondary MGD	170 Primary MGD	None

The OCSD has developed engineering plans for plant improvements anticipated to meet the needs of the City to the year 2050. Implementation of these plans is dependent on increased demands rather than a set time table. Many of these improvements will need to be implemented prior to the construction/occupancy of any planned large developments.

At present, the OCSD has seen a 14 percent drop in wastewater treatment demand due to water conservation practices and City and County imposed regulations. However, the OCSD states that this trend may be misleading and that it may be premature to determine future demand trends.

2. Existing Sewage Collection System

The existing sewage collection system consists of major trunk lines, smaller feeder lines, and lift stations. The City's Public Works Department and the Sunset Beach Sanitary District is are responsible for the local level of service while the OCSD is responsible for the regional service.

The OCSD's trunk lines connect local lines to the treatment plants. The major trunk lines flowing to treatment plants are constructed and designed to incorporate all the City's smaller outlet sewer lines. The sewage trunk lines are designed to not exceed 0.75 depth over diameter (D/D), the system is currently working at about 0.5 D/D. OCSD has no immediate plans for updating the existing lines other than the normal replacement of deteriorating sewer lines and trunks.

The OCSD also owns and operates three pump stations in the City. The pump stations help transport the sewage through the system and onto the treatment plants. The Slater Pumping Station is presently being improved. This pumping station is instrumental for any future developments of Bolsa Chica and McDonnell-Douglas.

The City of Huntington Beach and the Sunset Beach Sanitary District owns, operates, and maintains the smaller sewer lines that run from the households or businesses to the larger City and OCSD owned sewer trunks.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF HUNTINGTON BEACH ADOPTING
ZONING TEXT AMENDMENT NO. 10-002 BY CREATING
THE SUNSET BEACH SPECIFIC PLAN (SP 17)

WHEREAS, the Huntington Beach Planning Commission and the Huntington Beach City Council have held separate public hearings relative to Zoning Text Amendment No. 10-002, wherein both bodies have carefully considered all information presented at said hearings, and after due consideration of the findings and recommendation of the Planning Commission and all evidence presented to the City Council, the City Council finds that such zone change is proper and consistent with the General Plan.

NOW, THEREFORE, the City Council of the City of Huntington Beach does hereby resolve as follows:

1. The Sunset Beach Specific Plan is consistent with the adopted Land Use Element of the General Plan, and other applicable policies and is compatible with surrounding development.
2. The Sunset Beach Specific Plan enhances the potential for superior urban design in comparison with the development standards under the base district provisions that would apply if the Plan were not approved because the Plan's regulations recognize the existing unique and developed character of the Sunset Beach area.
3. The deviations from the base district provisions that otherwise would apply are justified by the compensating benefits of the Sunset Beach Specific Plan, which maintains significant and well located public open space and scenic vistas of the Pacific Ocean.
4. The Specific Plan includes adequate provisions for utilities, services and emergency vehicle access and public service demands and will not exceed the capacity of existing and planned systems.
5. That the real property subject to this Resolution is generally bounded by Anderson Street to the north, the City of Huntington Beach corporate boundaries to the east, Warner Avenue to the south and the Pacific Ocean to the west, and is more particularly described in the legal description and map attached hereto as Exhibit "B" and incorporated by this reference as though fully set forth herein.

6. The Sunset Beach Specific Plan, attached hereto as Exhibit "A" and incorporated by this reference as thoroughly set forth herein, is hereby adopted and approved.

PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting held on the _____ day of _____, 2010.

Mayor

REVIEWED AND APPROVED:

INITIATED AND APPROVED:

City Administrator

Director of Planning and Building

APPROVED AS TO FORM:

City Attorney MV 9-20-10

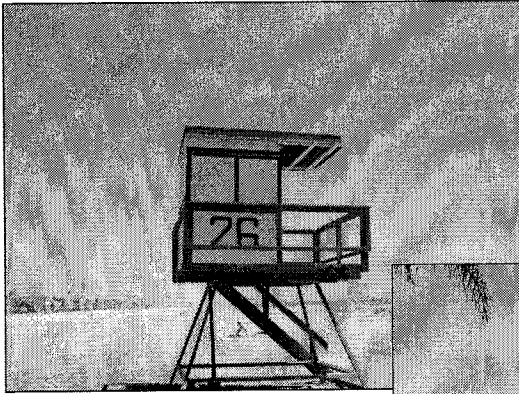
ATTACHMENTS

Exhibit A: Specific Plan No. 17 – Sunset Beach Specific Plan

Exhibit B: Project Area Map and Legal

See Attachment No. 7 to this Staff Report for a copy of
the Specific Plan

EXHIBIT A



Draft

Sunset Beach Specific Plan

City of Huntington Beach
Planning and Building Department
2000 Main Street
Huntington Beach, California

August September 2010

ATTACHMENT NO. 3.4

EXHIBIT B

EXHIBIT
PROPOSED "SUNSET BEACH ANNEXATION (AN 10-__)"

That portion of fractional Section 24, Township 5 South, Range 12 West, and those portions of fractional Sections 19 and 30, Township 5 South, Range 11 West, of the San Bernardino Meridian, in the County of Orange, State of California according to the official plat of said land filed in the District Land Office described as follows:

Beginning at the northerly terminus of that certain course in the boundary line of the City of Huntington Beach as established by City Annexation in Ordinance No. 920 of said city shown as having a bearing and distance of "South 21° 43' 12" West, 249.38 feet", said northerly terminus also being the most easterly corner of Tract No. 21 as per map recorded in Book 9, Page 22 of Miscellaneous Maps, in the office of the County Recorder of said County; thence along said City Boundary Line the following courses:

Course 1: South 21°43' 12" West a distance of 249.38 feet,

Course 2: South 07°56'07" West a distance of 53.74 feet to a point being in a curve concave to the northeast having a radius of 2940 feet; a radial line of said curve from said point bears North 44°12'36" East,

Course 3: Southeasterly a distance of 63.71 feet along last mentioned curve through a central angle of 01°14'30",

Course 4: South 47°01'54" East a distance of 279.29 feet to the beginning of a tangent curve concave to the southwest having a radius of 3060 feet,

Course 5: Southeasterly a distance of 195.23 feet along said last mentioned curve through a central angle of 03°39'20",

Course 6: South 43°22'34" East a distance of 1599.82 feet to the beginning of a tangent curve concave to the southwest having a radius of 3050 feet,

Course 7: Southeasterly a distance of 183.58 feet along said last mentioned curve through a central angle of 03°26'55", to a point on a line parallel with and 30.00 feet southerly, measured at right angles, from the centerline of Los Patos Avenue (Warner Avenue) as said centerline is shown on a map filed in Book 53, Page 40 of Records of Survey in the office of said County Recorder, said point being the most southwesterly corner in the boundary line of the City of Huntington Beach as established by City Annexation in Ordinance No. 3489 of said city; thence leaving said city boundary,

Course 8: South 89°51'53" West a distance of 377.41 feet along said parallel line to a point in the boundary line of the City of Huntington Beach as established by City Annexation in Ordinance No. 1126 of said city, said point also being southeasterly along said City Boundary line 40.61 feet from the northwesterly terminus of that certain course shown as having a bearing and distance of "North 42°28'13" West, 1816.06 feet"; thence along said City Boundary Line,

EXHIBIT
PROPOSED "SUNSET BEACH ANNEXATION (AN 10-__)"

Course 9: North 43°23'54" West a distance of 40.61 feet,

Course 10: South 89°51'53" West a distance of 291.59 feet,

Course 11: South 49°10'33" West a distance of 344.56 feet to a point in the Mean High Tide Line of the Pacific Ocean as shown on Record of Survey 2010-1097 recorded in Book 241, Page 3 in the office of the County Recorder of said County, said point also being the southeasterly terminus of that certain course shown as having a bearing and distance of "North 41°43'52" West, 388.69 feet"; thence along said Mean High Tide Line the following courses:

Course 12: North 42°38'49" West a distance of 388.69 feet,

Course 13: North 44°46'59" West a distance of 1085.55 feet,

Course 14: North 44°33'21" West a distance of 1283.71 feet,

Course 15: North 43°44'38" West a distance of 1709.89 feet,

Course 16: North 41°23'09" West a distance of 968.62 feet,

Course 17: North 47°20'53" West a distance of 703.78 feet to a point in the southeasterly City Boundary Line of the City of Seal Beach, County of Orange, State of California, said boundary having been established as Annexation No. 76-1 to said city, said point also being distant southwesterly along said City Boundary line 368.70 feet from the easterly corner of said Annexation No. 76-1; thence leaving said Mean High Tide Line and along said City Boundary Line,

Course 18: North 49°35'36" East a distance of 368.70 feet to the most easterly corner of said Annexation No. 76-1, said corner also being the most southerly corner in said city boundary established as Annexation No. 67-1 to said city; thence along said City Boundary Line,

Course 19: North 49°35'36" East a distance of 511.00 feet to the most westerly corner in the boundary line of the City of Huntington Beach as established by City Annexation in Ordinance No. 919 of said city, said corner being in a curve concave to the southwest having a radius of 1060 feet, a radial line of said curve from said point bears South 25°58'14" West (South 26°05'34" West per said Ordinance No. 919); thence along said City Boundary Line the following courses:

Course 20: Southeasterly a distance of 380.17 feet along said last mentioned curve through a central angle of 20°32'58",

EXHIBIT
PROPOSED "SUNSET BEACH ANNEXATION (AN 10-__)"

Course 21: South 43°28'48" East a distance of 389.02 feet to the beginning of a tangent curve concave to the southwest having a radius of 1060 feet,

Course 22: Southeasterly a distance of 341.40 feet along said last mentioned curve through a central angle of 18°27'12",

Course 23: South 25°01'36" East a distance of 63.84 feet to the beginning of a tangent curve concave to the northeast having a radius of 940 feet,

Course 24: Southeasterly a distance of 117.68 feet along said last mentioned curve through a central angle of 07°10'23",

Course 25: South 32°11'59" East a distance of 35.23 feet to the beginning of a tangent curve concave to the northeast having a radius of 940 feet,

Course 26: Southeasterly a distance of 186.20 feet along said last mentioned curve through a central angle of 11°20'58",

Course 27: South 43°32'57" East a distance of 563.44 feet along to the beginning of a tangent curve concave to the northeast having a radius of 940 feet,

Course 28: Southeasterly a distance of 136.93 feet along said last mentioned curve through a central angle of 08°20'46",

Course 29: South 51°53'43" East a distance of 179.28 feet to the most southerly corner of said Ordinance No. 919 of said city,

Course 30: North 46°31'47" East a distance of 323.43 feet to the most easterly corner of said Ordinance No. 919 of said city, said corner also being a point along that certain course in the southwesterly boundary line of the City of Huntington Beach as established by City Annexation in Ordinance No. 800 of said city, a distance of 1008.96 feet from the northwesterly terminus of that certain course shown as having a bearing and distance of "North 42°45'00" West, 2727.12 feet"; thence along said City Boundary Line,

Course 31: South 42°28'34" East a distance of 980.00 feet to the most northerly corner in the boundary line of the City of Huntington Beach as established by City Annexation in Ordinance No. 1089 of said city; thence along said City Boundary Line,

Course 32: South 46°45' 11" West a distance of 55.00 feet,

Course 33: South 43°14'49" East a distance of 375.00 feet,

Course 34: North 46°45'11" East a distance of 15.00 feet,

Course 35: South 43°14'49" East a distance of 111.77 feet,

EXHIBIT
PROPOSED "SUNSET BEACH ANNEXATION (AN 10-__)"

Course 36: North 75°46'26" East a distance of 33.80 feet along said City Boundary Line to an intersection with that certain course in the southwesterly boundary line of the City of Huntington Beach as established by City Annexation in Ordinance No. 800 of said city, said intersection also being northwesterly along said southwesterly boundary 261.60 feet from the southeasterly terminus of that certain course shown as having a bearing and distance of "North 42°45'00" West and a length of 2727.12 feet"; thence along said City Boundary Line,

Course 37: South 42°28'34" East a distance of 261.60 feet,

Course 38: South 47°13'34" East a distance of 35.00 feet to the Point of Beginning.

Containing an area of 133.88 acres, more or less.

Attached hereto and made a part hereof is a map designated as *EXHIBIT B*.

SURVEYOR'S CERTIFICATE

This proposal was prepared by me or under my supervision.

Jeremy L. Evans
Jeremy L. Evans, PLS 5282
Expires: December 31, 2011

9-8-2010

Date:

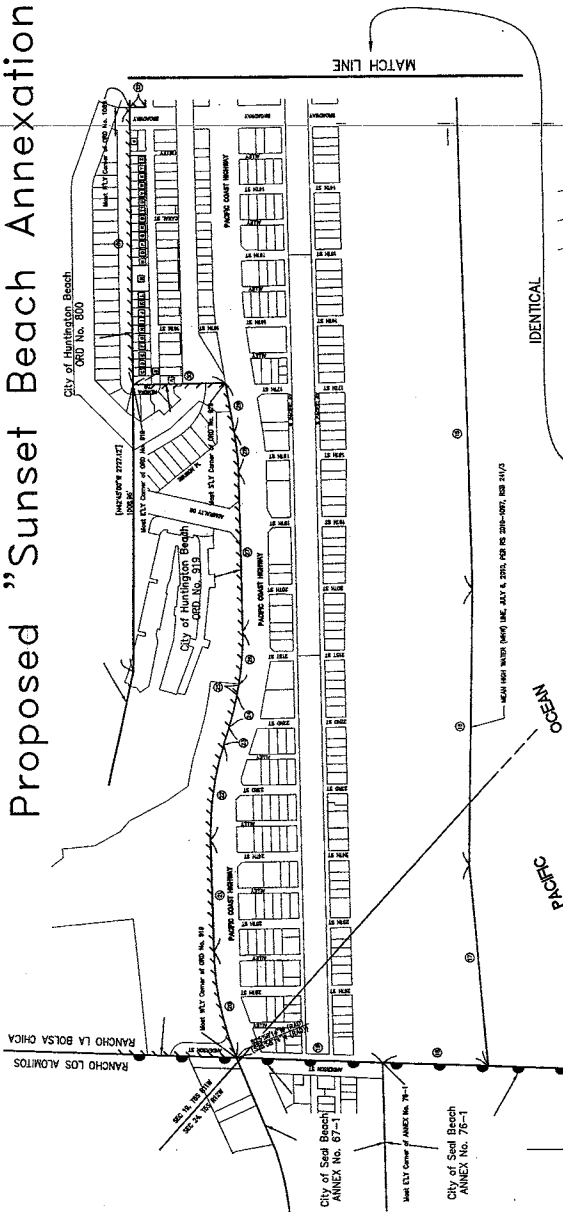


This proposal does meet the approval of the Orange County Surveyor's Office.

Dated this _____ day of _____ 201__.

By: _____
Raymond L. Mathe, County Surveyor
PLS 6185, Expiration Date: March 31, 2012

EXHIBIT B Proposed "Sunset Beach Annexation" (AN 10-___)

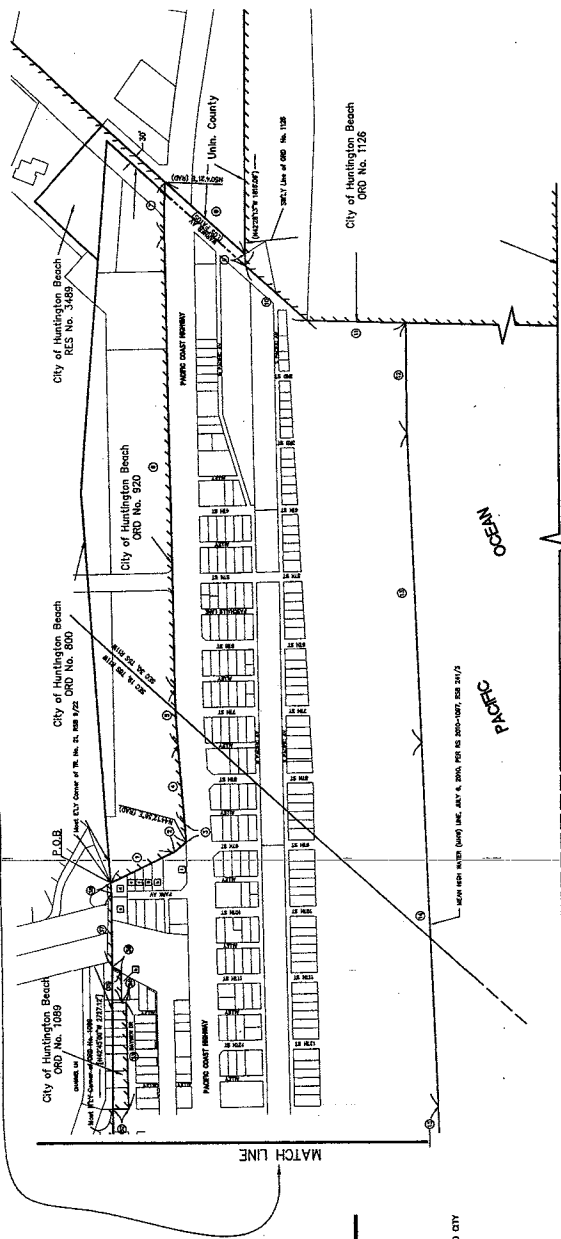


ASSESSOR'S PARCEL NUMBERS

APN	ASSESSOR'S PARCEL NUMBERS
A	179-561-56
B	179-561-57
C	179-561-58
D	179-561-59
E	179-561-60
F	179-561-61
G	179-561-62
H	179-561-63
I	179-561-64
J	179-561-65
K	179-561-66
L	179-561-67
M	179-561-68
N	179-561-69
O	179-561-70
P	179-561-71
Q	179-561-72
R	179-561-73
S	179-561-74
T	179-561-75
U	179-561-76
V	179-561-77
W	179-561-78
X	179-561-79
Y	179-561-80
Z	179-561-81
1	179-561-82
2	179-561-83
3	179-561-84
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12	179-561-93
13	179-561-94
14	179-561-95
15	179-561-96
16	179-561-97
17	179-561-98
18	179-561-99
19	179-561-100

LEGEND

BOUNDARY	DESCRIPTION
---	EXISTING CITY OF HUNTINGTON BEACH BOUNDARY
---	EXISTING CITY OF SEAL BEACH BOUNDARY
---	PROPOSED ANNEXATION BOUNDARY



DATA TABLE

BEARING/DELTA	RADIUS	LENGTH	BEARING/DELTA	RADIUS	LENGTH
1 S 21°31'2" W	249.38'	20	202°32'38"	1060'	360.17'
2 S 67°58'07" W	53.74'	21	S 43°27'17" E	53.74'	389.02'
3 01°14'30" E	29.40'	22	182°17'12"	1060'	341.40'
4 S 47°19'54" E	279.35'	23	S 29°54'15" E	53.84'	117.88'
5 03°29'20" E	195.23'	24	S 20°10'38" E	940'	53.23'
6 S 43°23'54" E	159.82'	25	S 32°11'59" E	940'	186.20'
7 03°29'55" E	133.58'	26	112°20'58"	563.84'	138.83'
8 (N 89°12'25" W)	377.41'	27	S 43°25'39" E	940'	178.35'
9 S 89°12'25" W	40.81'	28	08°20'46"	324.43'	980.00'
10 (N 89°12'25" W)	201.90'	29	S 91°42'22" E	15.00'	11.77'
11 S 89°12'25" W	344.58'	30	S 93°14'45" E	33.80'	201.40'
12 (N 41°53'51" W)	308.69'	31	S 42°40'00" E	35.00'	35.00'
13 (N 42°40'00" W)	1008.15'	32	S 42°40'00" E	375.00'	15.00'
14 (N 42°40'00" W)	1008.15'	33	S 43°37'15" E	15.00'	11.77'
15 (N 42°40'00" W)	1008.15'	34	S 43°37'15" E	33.80'	201.40'
16 (N 42°40'00" W)	1008.15'	35	S 43°37'15" E	35.00'	35.00'
17 (N 42°40'00" W)	1008.15'	36	S 43°37'15" E	33.80'	201.40'
18 (N 42°40'00" W)	1008.15'	37	S 43°37'15" E	35.00'	35.00'
19 (N 42°40'00" W)	1008.15'	38	S 43°37'15" E	35.00'	35.00'

REFERENCE

- () RECORD PER ORD. NO. 128 TO CITY OF HUNTINGTON BEACH
- [] RECORD PER ORD. NO. 800 TO CITY OF HUNTINGTON BEACH
- [] RECORD PER ORD. NO. 67-1 TO CITY OF SEAL BEACH
- [] RECORD PER ORD. NO. 2010-1097, RES. 241/3

COUNTY SURVEYOR'S CERTIFICATE
This map was prepared and the approved of the Orange County Surveyor's Office



RAYMOND L. JAMES, COUNTY SURVEYOR, L.S. 722
EXPIRATION DATE: MARCH 31, 2012

THIS PARCEL CONTAINS A LAND AREA OF 133.86 ACRES +/-.

CITY OF HUNTINGTON BEACH / RIGHT OF WAY ENGINEERING
Proposed "Sunset Beach Annexation" (AN 10-___)

DATE: 09/09/2010
SCALE: 1"=200'
CHECKED: P.J.F.
PREPARED: A.G.E.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF HUNTINGTON BEACH AMENDING
DISTRICT MAPS 21 AND 35 (SECTIONAL MAPS 19-5-11 AND 30-5-11) OF THE
HUNTINGTON BEACH ZONING AND SUBDIVISION ORDINANCE TO
PREZONE THE SUNSET BEACH AREA LOCATED IN THE COUNTY OF
ORANGE TO THE SUNSET BEACH SPECIFIC PLAN WITH COASTAL ZONE
OVERLAY (SP 17-CZ) (ZONING MAP AMENDMENT NO. 10-001)

WHEREAS, pursuant to California State Planning and Zoning Law, the Huntington Beach Planning Commission and Huntington Beach City Council have held separate, duly noticed public hearings to consider Zoning Map Amendment No. 10-001, which prezones the Sunset Beach Area to the Sunset Beach Specific Plan with Coastal Zone Overlay ("SP 17-CZ"); and

After due consideration of the findings and recommendations of the Planning Commission and all other evidence presented, the City Council finds that the aforesaid amendment is proper and consistent with the General Plan;

NOW, THEREFORE, the City Council of the City of Huntington Beach does hereby ordain as follows:

SECTION 1. That the real property that is the subject of this ordinance is generally bounded by Anderson Street to the north, the City of Huntington Beach corporate boundaries to the east, Warner Avenue to the south and the Pacific Ocean to the west, which is herein referred to as the "Sunset Beach Area" and more particularly described in the legal description and map attached hereto as Exhibit "A" and, incorporated herein by this reference.

SECTION 2. District Maps 21 and 35 (Sectional Maps 19-5-11 and 30-5-11) of the City of Huntington Beach Zoning and Subdivision Ordinance are hereby amended pursuant to Zoning Map Amendment No. 10-001, which designates the zoning for the Sunset Beach Area to Sunset Beach Specific Plan with Coastal Zone Overlay ("SP 17-CZ") as shown in Exhibit "B", the amended Zoning Map, attached hereto and incorporated herein by this reference.

SECTION 4. This ordinance shall become effective immediately upon certification by the California Coastal Commission but not less than 30 days after its adoption.

PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting thereof held on the _____ day of _____, 2010.

Mayor

ATTEST:

INITIATED AND APPROVED:

City Clerk

Director of Planning and Building

REVIEWED AND APPROVED:

APPROVED AS TO FORM:

City Administrator

City Attorney

mv 8-21-10

ATTACHMENTS:

Exhibit A: Legal Description & Map

Exhibit B: Amended Zoning Map

EXHIBIT A

EXHIBIT A
PROPOSED "SUNSET BEACH ANNEXATION (AN 10-__)"

That portion of fractional Section 24, Township 5 South, Range 12 West, and those portions of fractional Sections 19 and 30, Township 5 South, Range 11 West, of the San Bernardino Meridian, in the County of Orange, State of California according to the official plat of said land filed in the District Land Office described as follows:

Beginning at the northerly terminus of that certain course in the boundary line of the City of Huntington Beach as established by City Annexation in Ordinance No. 920 of said city shown as having a bearing and distance of "South 21° 43' 12" West, 249.38 feet", said northerly terminus also being the most easterly corner of Tract No. 21 as per map recorded in Book 9, Page 22 of Miscellaneous Maps, in the office of the County Recorder of said County; thence along said City Boundary Line the following courses:

Course 1: South 21°43' 12" West a distance of 249.38 feet,

Course 2: South 07°56'07" West a distance of 53.74 feet to a point being in a curve concave to the northeast having a radius of 2940 feet; a radial line of said curve from said point bears North 44°12'36" East,

Course 3: Southeasterly a distance of 63.71 feet along last mentioned curve through a central angle of 01°14'30",

Course 4: South 47°01'54" East a distance of 279.29 feet to the beginning of a tangent curve concave to the southwest having a radius of 3060 feet,

Course 5: Southeasterly a distance of 195.23 feet along said last mentioned curve through a central angle of 03°39'20",

Course 6: South 43°22'34" East a distance of 1599.82 feet to the beginning of a tangent curve concave to the southwest having a radius of 3050 feet,

Course 7: Southeasterly a distance of 183.58 feet along said last mentioned curve through a central angle of 03°26'55", to a point on a line parallel with and 30.00 feet southerly, measured at right angles, from the centerline of Los Patos Avenue (Warner Avenue) as said centerline is shown on a map filed in Book 53, Page 40 of Records of Survey in the office of said County Recorder, said point being the most southwesterly corner in the boundary line of the City of Huntington Beach as established by City Annexation in Ordinance No. 3489 of said city; thence leaving said city boundary,

Course 8: South 89°51'53" West a distance of 377.41 feet along said parallel line to a point in the boundary line of the City of Huntington Beach as established by City Annexation in Ordinance No. 1126 of said city, said point also being southeasterly along said City Boundary line 40.61 feet from the northwesterly terminus of that certain course shown as having a bearing and distance of "North 42°28'13" West, 1816.06 feet"; thence along said City Boundary Line,